

O*HARE 21

TERMINAL AREA PLAN

Project Costs for Phase I TAP Elements

Project	Total Construction Cost ^{1/}	Total Program Cost
1. Central Basin Elimination and South Basin Expansion	\$149,682,000	
2. Satellite 1 Concourse	\$578,168,000	
3. Satellite 2 Concourse	\$447,350,000	
4. Concourse L 3-Gate Expansion	\$18,175,000	
5. Terminal 5 Landside and Parking Improvements (Phase 1)	\$137,412,000	
6. Consolidated APM, Pedestrian, and Utility Tunnel (Phase 1 Segments)	\$353,220,000	
7. Baggage Handling System (BHS) Equipment	\$690,578,000	
8. Terminal 2 Redevelopment - O'Hare Global Terminal (OGT) and O'Hare Global Concourse (OGC)	\$1,581,724,000	
9. Terminal 5 Repurposing and Core Expansion	\$186,292,000	
Total Construction Cost ^{1/}		\$4,142,601,000
Total Owner's Soft Cost ^{2/}		\$801,009,000
Total Design & Construction Contingency		\$630,396,000
Total Management Reserve		\$90,057,000
10. TAP Phase I Utilities Allowance		\$126,000,000
11. Western Parking and Screening Facility Allowance		\$215,000,000
12. Concourse L 5-Gate Buy-out		\$78,000,000
TOTAL TAP BUDGET		\$6,083,063,000

Source: Chicago Department of Aviation; February 18, 2018.

Notes:

^{1/} Includes direct construction plus 12% for CMR General Conditions and fees ;plus 3% for CMR contingency.

^{2/} \$15.0 million for Public Art for Sat 1 & 2 and T2 included in owner soft cost.

Airline relocation costs are not included.

Costs are in 2017 dollars.